

**AP MORGAN**



**Wordsley Close, Church Hill North, Redditch**  
Offers in the region of £400,000

### Features:

- Offered with no onward chain
- Detached bungalow
- Two double bedrooms
- Well-regarded cul-de-sac location
- Backing onto The Abbey Hotel & golf course
- Spacious lounge & kitchen/diner
- Shower room & separate w/c
- Private rear garden, driveway & garage

### Description:

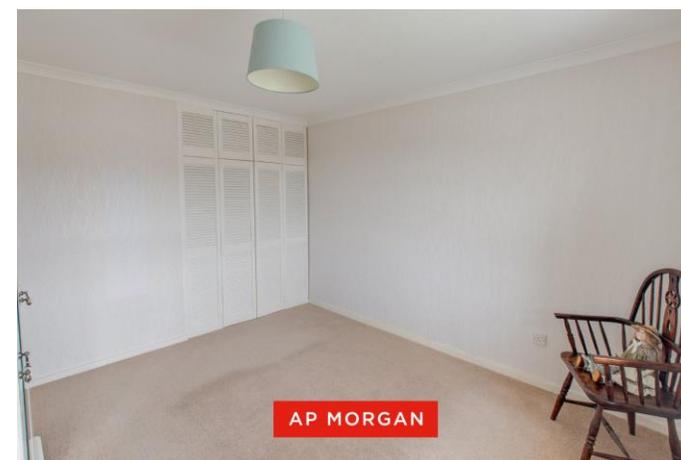
Offered with no onward chain, this two double bedroom detached bungalow is one for buyers looking to put their own stamp on a property. Sitting in a quiet and well-regarded cul-de-sac in Church Hill North, Redditch, the property occupies a generous plot with the added bonus of the rear garden backing directly onto the Abbey Hotel and golf course.

To the front, the property is approached via a sizeable lawned garden with a driveway providing off-road parking and leading to the integral garage, accessed via an up-and-over door. A side gate gives access through to the rear garden, while an enclosed porch leads to the front door.

The accommodation is arranged across a single floor and briefly comprises a generous entrance hallway, a spacious lounge to the front with a box bay window and gas fire, and a fitted kitchen/dining room with space for appliances, access to a handy store cupboard and an internal door into the garage. There are two double bedrooms, both with wardrobe storage, a principal shower room and a separate guest WC.

To the rear, the garden opens out onto a paved patio before stepping up to a lawn bordered by mature shrubs and hedgerows. Well-established trees line the rear boundary, adding a degree of seclusion, with the Abbey Hotel and its golf course beyond.

Church Hill North is well placed for day-to-day convenience, with a local shop nearby and further amenities across Paper Mill Drive. Regular bus services connect into Redditch town



centre and out to surrounding areas, with the M42 providing straightforward road links further afield. Arrow Valley Lake and Country Park is a popular local attraction and is within easy reach.

**Details:**

**Porch**

**Hall**

**Lounge** 4.14 x 4.75 Max into bay

**Kitchen/Diner** 4.08 x 3.85 Both max

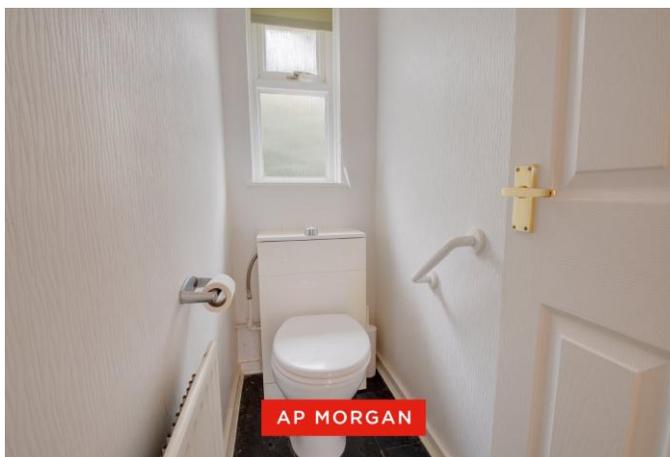
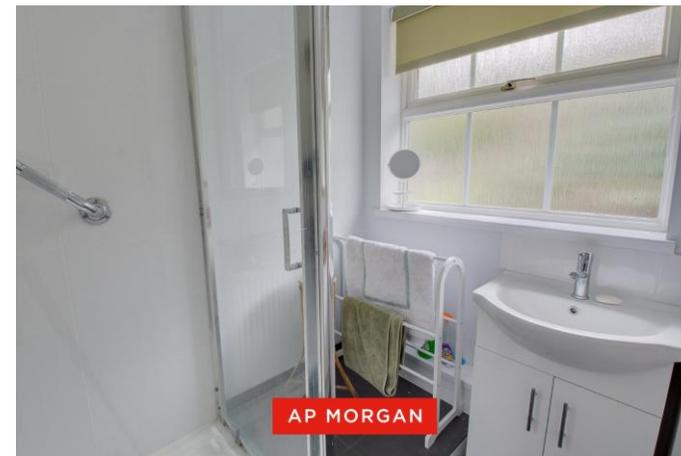
**Bedroom One** 3.50 x 3.96

**Bedroom Two** 3.68 x 3.23

**Shower Room** 1.83 x 1.65

**W/C** 1.83 x 0.80

**Garage** 5.73 x 2.61



**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

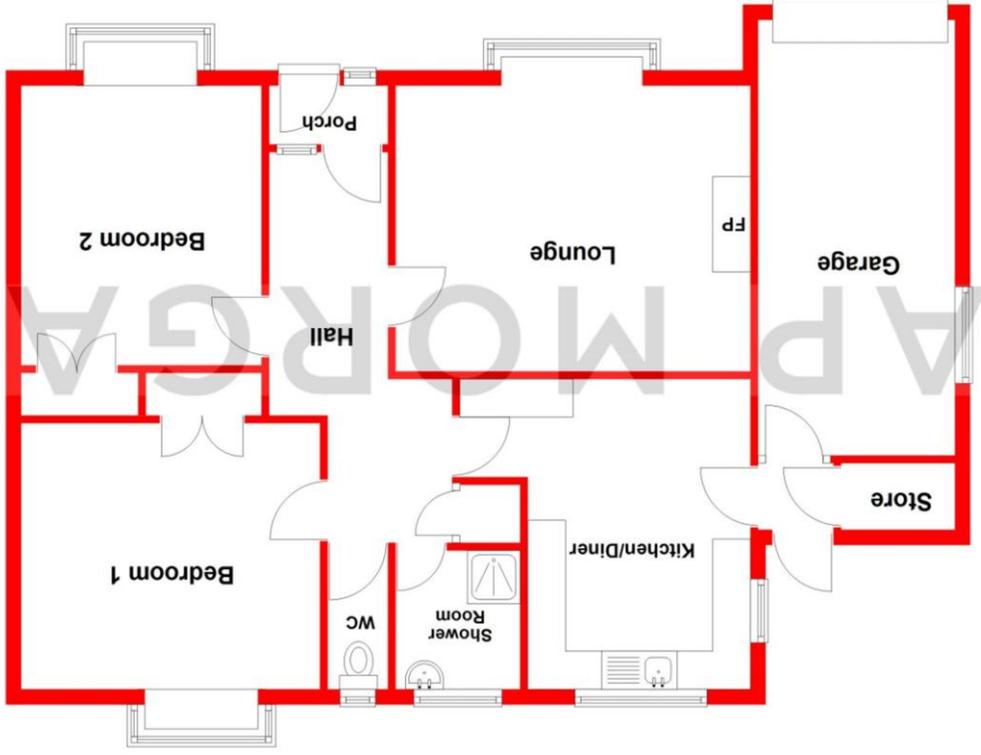
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 1033.2 sq. feet

Total area: approx. 1033.2 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.